

Coastal Communities for All Ages

Charrette Report



Darien, Georgia

June 2010



**The Coastal Regional Commission wishes to thank
the following participants, staff and key advisors
who played a vital role in the charrette:**

Bradley Bowen Development

Bryan County

Camden County

Chatham County

City of Brunswick

City of Darien

City of Richmond Hill

City of St. Mary's

City of Tybee Island

College of Coastal Georgia

Effingham County

Fletcher Management Company

Georgia Department of Natural Resources - Coastal Resources Division

Georgia Department of Community Affairs

Georgia Institute of Technology

Goodwill Industries of Coastal Empire

Metropolitan Planning Commission

RLH Development, LLC

Sapelo Island Estuarine Research Reserve

South East Georgia Health System

Sixth Dimension Media Consultants, LLC

Sylvania Planning Director

Wolverton & Associates

*A Special Thanks
goes to*

The citizens of Darien

Mayor Kelly Spratt

**The staff and leadership
of the City of Darien**

Design Team



Funding, Leadership & Key Guidance



*Like much of the country,
Georgia*

is in the midst of a population shift. Between 2000 and 2030 the national population is estimated to grow by 46 percent. In that same period the population of older adults is expected to increase by over 140 percent. This change will affect almost every facet of community life.

In 2008, the Georgia General Assembly asked the Georgia Council on Aging to study the effects of the impending population shift on state and local governments, private and non-profit organizations and to make recommendations for both short and long-term action. The Georgia Council on Aging has developed an initiative to address this opportunity and challenge through a program called Georgia for a Lifetime. The premise for this initiative is eloquently summarized in a statement made by the Georgia Council on Aging, "To meet the demands of the current and future older adult population and to foster long-term economic growth in communities across the state, Georgia must begin to transform her neighborhoods, cities and counties into places where people of all ages and abilities can live throughout their lifetime."

To that end the Coastal Georgia Community for All Ages Charrette was initiated. The Charrette was funded in part by the Georgia Council on Aging and the Georgia Department of Community Affairs.



*Trailhead Center - Site of Coastal Georgia
Community for All Ages Charrette*

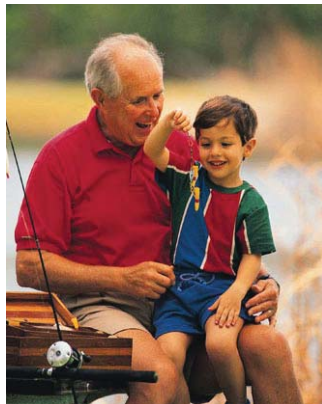
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Introduction



What is a charrette? A charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.



Communities for a Lifetime

To set the stage for summarizing the Charrette, it is important to discuss the notion of “Communities for a Lifetime.” The term “Communities for a Lifetime” is synonymous with “Lifelong Communities” and “Aging in Place.” Each of these terms represent the same initiative by focusing primarily on developing methods and programs to allow all people to remain in their communities for as long as they wish. The challenges and opportunities associated with a growing aged population, changing healthcare reform and healthcare innovation require new thinking in terms of planning for the built environment. It was the charge of Georgia’s Coastal Regional Commission, the Georgia Council on Aging and the Georgia Department of Community Affairs to address these ideas through the interactive process of a charrette.

Document and Charrette Overview

This document summarizes the process, findings and initiatives associated with the three day long Coastal Communities for All Ages Charrette that took place in Darien, Georgia in January of 2010. Hosted by the Coastal Regional Commission, the charrette assembled a working group of planners, architects, engineers, elected officials, experts, agency representatives,

municipal staff and citizens whose collective goal was to create a model for development that fosters the notion of “Aging in Place.”

The charrette took place primarily at the historic Trailhead Center in downtown Darien with public forums also taking place in the Council Chambers at Darien City Hall. In general, the event was divided into three elements:

- Analysis, calibration and initiatives
- Diagramming, preliminary findings and technical advisory
- Conceptual design and integration of findings

As a platform or basis for the Charrette, *Lifelong Communities – A Regional Guide to Growth and Longevity* authored by the Duany Plater-Zyberk Company under the guidance of the Atlanta Regional Commission was identified as a calibration mechanism to aid in the initiation of the work and analysis. The principles of that effort are integrated into this work under the topics of: Passages, Preservation, Patterns and Places. Additionally, the tenets of New Urbanism as applied to the process and contextual to the City of Darien were common values embraced throughout the process.



The Charrette focused on utilizing a twenty-four acre site, (herein after the “Subject Property”) along the Cathead River as a case study area (or laboratory) to better understand how a community consistent with the principles cited on the previous page could be realized. Of equal importance was to investigate the effect and influence a project of this type had on the City of Darien. The Charrette process was a perfect means to create a potentially viable and feasible program for a developer, craft public consensus and identify best planning practices for potential replication. At a minimum, the ultimate goal is to develop guiding principles to be used as a basis for the creation of performance standards to be implemented in *The Regional Plan for Coastal Georgia*.

Charrette and Project Background

While preparing for the Charrette, the design team crafted a mission statement and general objectives that would guide the process and product. These statements were developed collaboratively through team consensus and became the primary agenda items for the various design workshops, meetings and discussions that were held.



The general mission of the process was to create a model, methodology and a plan that focused on creating a lifelong community while embracing the context of the area. The framework necessary to meeting this mission was to implement the following objectives:

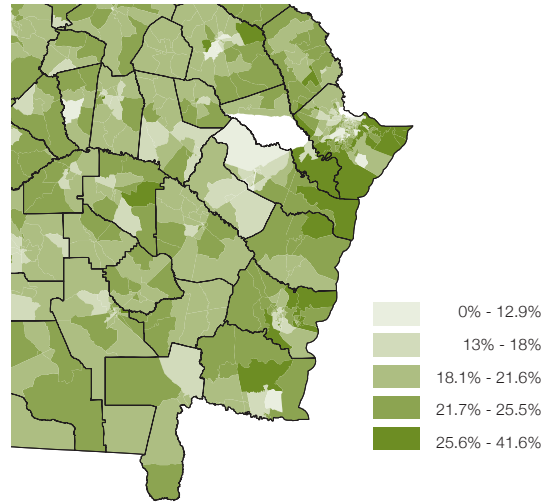
- **Utilize the Charrette format to engage and energize** key stakeholders, citizens, professionals and agencies to participate in developing the model.
- **Calibrate the Charrette and findings to the previous efforts** in the *Lifelong Communities – A Regional Guide to Growth and Longevity*.
- **Use The *Regional Plan of Coastal Georgia* for additional development** of regionally-based strategies and performance factors to inform and articulate additional incentives that are consistent with the endeavor.



Percentage of Residents Age 45 to 59 ⁶

(2009 ESRI Data by 2000 Blockgroups)

Ages 45 to 59
Percent of Total Population



Population Data

The coastal population is projected to increase by 32 percent between 2000 and 2015; 51 percent by the year 2030. Much of that growth is aged 70 and greater. In terms of the baby boomers cohort which is 50 million¹ strong nationally, the impact on Georgia is forecasted to be significant. Conservative projections estimate a growth from approximately 785,000 seniors in 2000 to 1.4 million in 2020², essentially doubling in 20 years.

Other relevant statistics include mobility rates and general demographic data for the coastal region. The mobility rates refer to the metrics associated with populations relocating or moving. As the figures below show the mobility rates of people over 55 is quite low in Georgia (US Census, 2000).

Even though there is much speculation regarding the mobility of baby boomers, the statistics would most likely remain low. If the rates for baby boomers double or triple, only 12 to 18 percent would be likely to move with 80 percent remaining in place.³

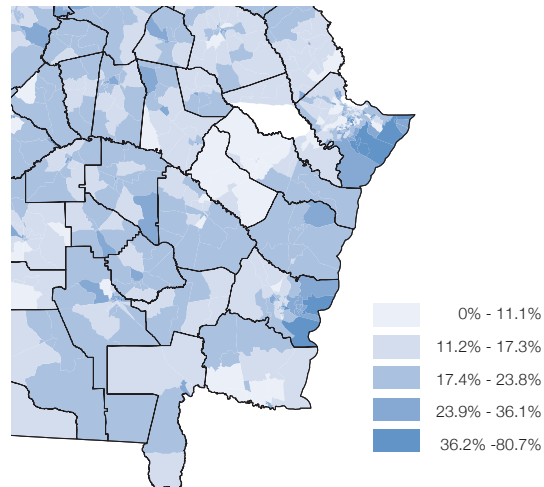
In terms of general demographic data for the coastal region, the following figures depict high concentrations of populations 45 or greater, according to year 2000 data.⁵

When you combine the demographic data, mobility rates and growth trends the necessity of places aimed at aging populations becomes evident. The infrastructure required to support this population is the impetus for this Charrette.

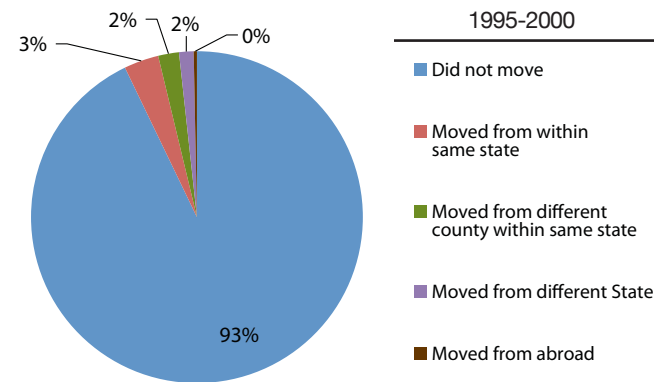
Percentage of Residents Age +60 ⁶

(2009 ESRI Data by 2000 Blockgroups)

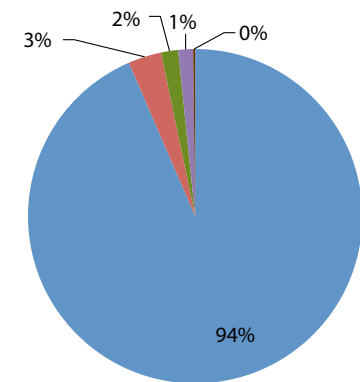
Ages 60 and over
Percent of Total Population



Mobility Rates of 55+ in Georgia ⁴



Mobility Rates of 75+ in Georgia ⁴

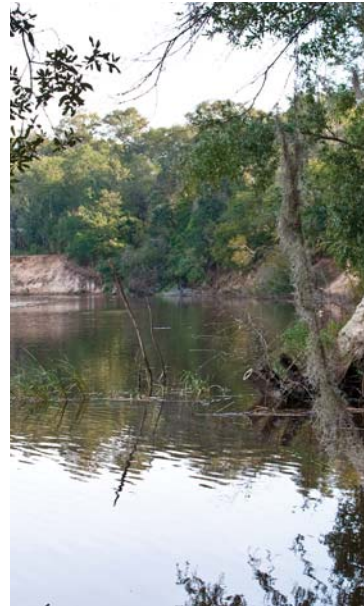
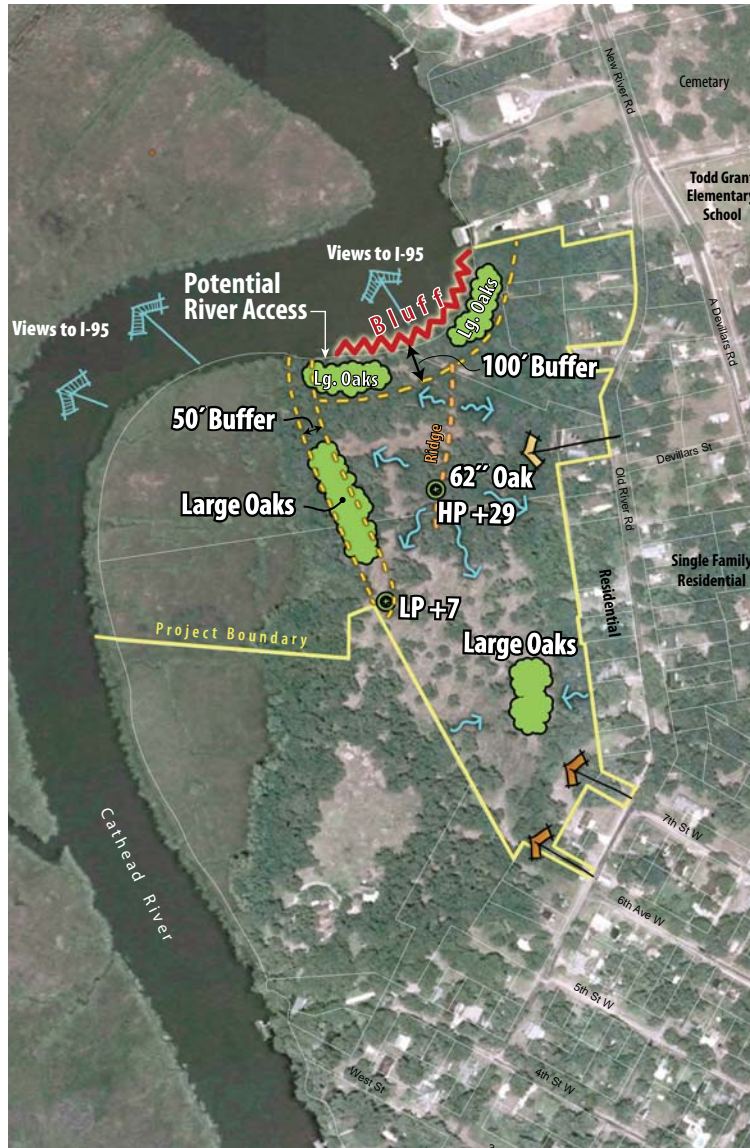


Site Analysis



Prior to the Charrette, the design team spent the better part of a week gathering base data, performing on-site and desktop analysis, and preparing illustrations to portray the initial findings. The focus area not only included the Subject Property, but also included much of the historic limits of Darien. The analysis is divided into two parts: the Town Precinct which is comprised of the historic town network and the Subject Property known as Indigo Harbor.





Indigo Harbor

The Subject Property (approximately 24 acres) is a heavily vegetated vacant parcel located along the banks of the Cathead River. Large oak trees populate the property which is mostly comprised of laurel and water oak species. There are also several large specimen live oak trees. The northern boundary along the Cathead River is bounded primarily by a large bluff. It is approximately 30 feet in height which impedes access to the river. The bluff tapers to the west which would allow for river access at northwestern corner of the property. Access to the property is from the east from Old River Road. The graphic here summarizes the findings.

The Charrette



Charrette Initiation

The Coastal Community for All Ages Charrette entailed numerous stockholder meetings, public workshops, design sessions, interim presentations and site visits taking place throughout the day culminating each night with a formal presentation where the findings and progress of the day were disseminated. The process was initiated by gathering key stakeholders, the public and various agencies to begin the design and consensus-building process necessary to develop a viable model. After the team and stakeholders visited the property, discussed the mission of the charrette and reviewed the analysis of Indigo Harbor and the Town Precinct, groups were assembled to target four predetermined topics intended to fully encompass the process. Those four topics were: Passages, Patterns, Preservation and Places.

- **Passages** - the ways places are connected. Passages can take the form of transportation systems, greenways, water systems, or anything that links places and people.
- **Patterns** - the spatial organization of developed lands. Patterns refer to the location, intensity and variety of different land uses.
- **Preservation** - the systematic protection of land for natural resource management, wildlife habitat, parks and recreation and working lands.
- **Places** - focuses on investment and interaction with existing places and infrastructure.

Initial Findings

The discussions and efforts related to the four topics were vetted through four-breakout groups utilizing the Charette's objectives (see page 2) as a framework. The findings of the four groups are summarized as the following:

Passages	Patterns	Preservation	Places
<ul style="list-style-type: none"> • Create walkable streets • Accessibility to services is primarily important • Seamless connection to Darien • Public access throughout Indigo Harbor • Provide barrier free access • Promote sensitive use of existing hydrologic cycles • Improve social/cultural interaction • Provide access to transit 	<ul style="list-style-type: none"> • Extend and protect local grid • Provide a variety of appropriately-scaled architecture • Use coastal Georgia vernacular • Provide a mixture of uses • Emphasize public space and river orientation • Sensitivity to existing conditions • Use project as a catalyst to trigger Darien redevelopment 	<ul style="list-style-type: none"> • Maximize tree preservation where appropriate • Integrate the use of sustainable stormwater techniques (green streets) • Preserve the heritage and culture of coastal Georgia • Integrate ecotourism where possible • Emphasize public space and river orientation 	<ul style="list-style-type: none"> • Harness the talent and experience of senior adults • Allow for diverse age groups to be integrated into the project • Provide potential public/private partnership in terms of programs • Integrate city-wide influences (parks, streets, new government complex) • Build on natural resources and historical influences • Create methods for economic benefits/incentives • Create flexible dwelling types (grow homes) • Provide a range of housing types

The content of discussion throughout the day was diverse and very candid. Interestingly, there were two major shared themes that pervaded each of the groups. The first related to the context of Indigo Harbor. From the onset of the charrette it was evident that development of any kind on this property was fundamentally connected to the City of Darien in nearly every way. This notion was emphatically reinforced by Darien's citizens and leadership as well as most of the participants. It could easily be said that this project was never envisioned to be implemented in a vacuum. The second ideal was a much broader topic relating to aging in place and dealt with inhabitants of a Lifelong Community. Clearly the type of urbanism must be one of inclusiveness. Allowing for dwelling typologies and infrastructure that support all ages was emphasized as important by every group.

Key Advisors

Following the breakout sessions that took place on the first day of work a key advisors workshop was conducted to obtain some technical advice related to health care and targeted employment opportunities. Leadership from the Southeast Georgia Health System (SGHS) and Goodwill Industries of the Coastal Empire, Inc.(GICE) provided the input and ideas.

Health in a Lifelong Community

Three key components were identified as necessary to provide a fully functional Lifelong Community in this context: Access to health care, health maintenance programming and a vibrant healthy living regime. These discussions primarily focused on programming and the integration of a healthy lifestyle and health programs into the region summarized as follows:

Considerations

- Provide healthy living educational programming
- Integrate a broad range of fitness opportunities
- Consider holistic medicine
- Telemedicine infrastructure
- Continuum of care (independent living, skilled nursing, etc.)
- Use streets to promote social integration
- Barrier free access
- Must be a part of the community

The region's programming and components currently in place provide a basis of support for Lifelong Communities. SGHS offered a unique potential opportunity relating to providing for these through their Wellness on Wheels (WOW).



WOW is a mobile unit that supports community-based health programs such as health screenings and preventative education. Commingling the mobile unit with a community-based health center was agreed upon as the most appropriate method to integrating health-based support services for the case study.

Workplace, Social Interaction and Education in a Lifelong Community

Building upon the existing civic and institutional resources of Darien was the primary topic of conversation during one of the targeted sessions. The existing library, government center (existing and proposed) and the adjacent elementary school were among the areas explored. These were identified as perfect

platforms for fostering volunteerism, community engagement and a tool for creating a method of integrating all ages through programming. In the context of healthy living and in creating a viable social fabric in the workplace, social organizations and education were identified as the primary means of fostering a lifelong community with healthy citizenry.

Additionally, GICE offered some key guidance in providing methods for encouraging employment to those with disabilities. The notion of barrier free access and other provisions for those with special needs creates a special nexus with creating a Community for a Lifetime. Communities by their very definition should be inclusive and usually are either by virtue of code compliance, through unplanned conditions or are the result of careful planning. It is the careful planning that was discussed during the charrette. The leadership at GICE expressed that the Indigo Harbor model must include a range of housing types, workplace environments and opportunities for those with special needs.

Additionally, GICE mentioned their career center program which offers career counseling, coaching, training, and access to computers and phones to the public as viable component to model.

Targeted Findings

At the close of the break-out sessions, the design team held a brief question and answer session on the front porch of the Trailhead Center. The focus was to discuss the findings of the day with the primary goal of developing targeted initiatives and programming data to inform the conceptual design tasks that are to follow. Form and Initiatives, Programming and Site Specific Findings were the three topics. The following defines the key points discussed during this discussion, which are integrated into the plan in terms of programming and a key focus points:

Form and Initiatives

- A range of housing options (single family, multi-family, grow-homes)
- Provide elements that promote fitness, healthy lifestyle and an environment for learning
- Amenities should be accessible by all
- Maximize accessibility\barrier-free environment
- Develop a sensible mixture and placement of uses
- Allow for public transportation
- Use placement of improvements to promote social interaction across age groups
- Sustainable development practice through tree preservation, low-impact stormwater techniques and lifestyle practice
- Pattern should be in a grid or modified grid
- Parking fields should be minimized and placed behind buildings
- Use on-street parking as traffic calming and a method to energize the street
- Provide a strong pedestrian framework
- Minimize block length
- Provide open space at intervals consistent with convenient walking distances

Programming

- Inn\Spa
- Medical Support
- Senior Center
- Appropriate Supporting Commercial (fitness, retail, small grocer\sundries, learning center and meeting area)
- Pool (shared for fitness and recreation)
- Outfitter
- Cultural and Historic Center
- Sales Information Center
- Parks and dog walk
- Community gardens
- Trails
- River access
- Multiple housing types
- Neighborhood commercial
- Live/Work



Site Specific Findings

- Focus on saving large live oaks first, laurel and water oaks of secondary importance
- Develop a systematic approach to providing “green streets”
- Investigate Grow-Houses as a viable option for providing housing options on a single site and develop over time
- Provide a strong architectural viewshed along the Cathead River (view from I-95)
- Embrace the local architectural vernacular
- Embrace the Cathead River through: access, appropriate tree preservation, viewsheds, architectural accentuation, etc.
- Centralize stormwater facilities to promote connection to “green street” network and minimize piping or outfall length (pre treatment emphasis)
- Medical Program Elements could be small and include a few exam rooms, an office and a waiting area. Provide space for “Wellness on Wheels”
- Architectural designs should be able to transition with grade and work around trees
- Develop a broad-based approach to embracing Darien’s historical and cultural heritage
- Work to improve sidewalks throughout Darien

Conceptual Plan and Summary of Findings

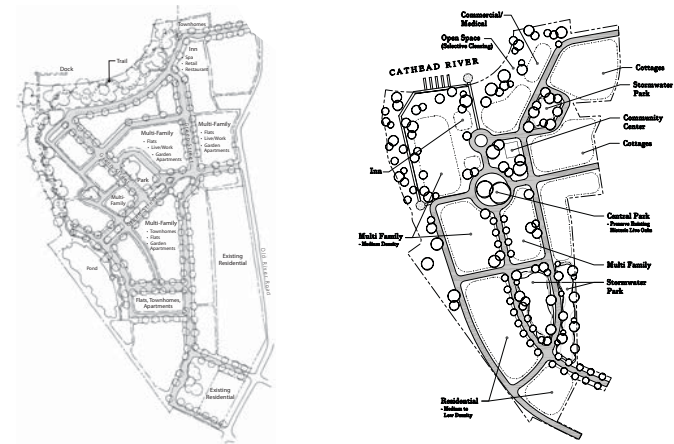
Indigo Harbor Property

The iterations developed during the Charrette are quick studies that focused on obtaining an understanding of scale, orientation of uses and providing a conceptual graphic version of the discussions provided during the breakout sessions. The concepts were further developed and refined in the office to produce a final diagram that addresses the Indigo Harbor property.

Charrette Sketches



Refined Illustrations

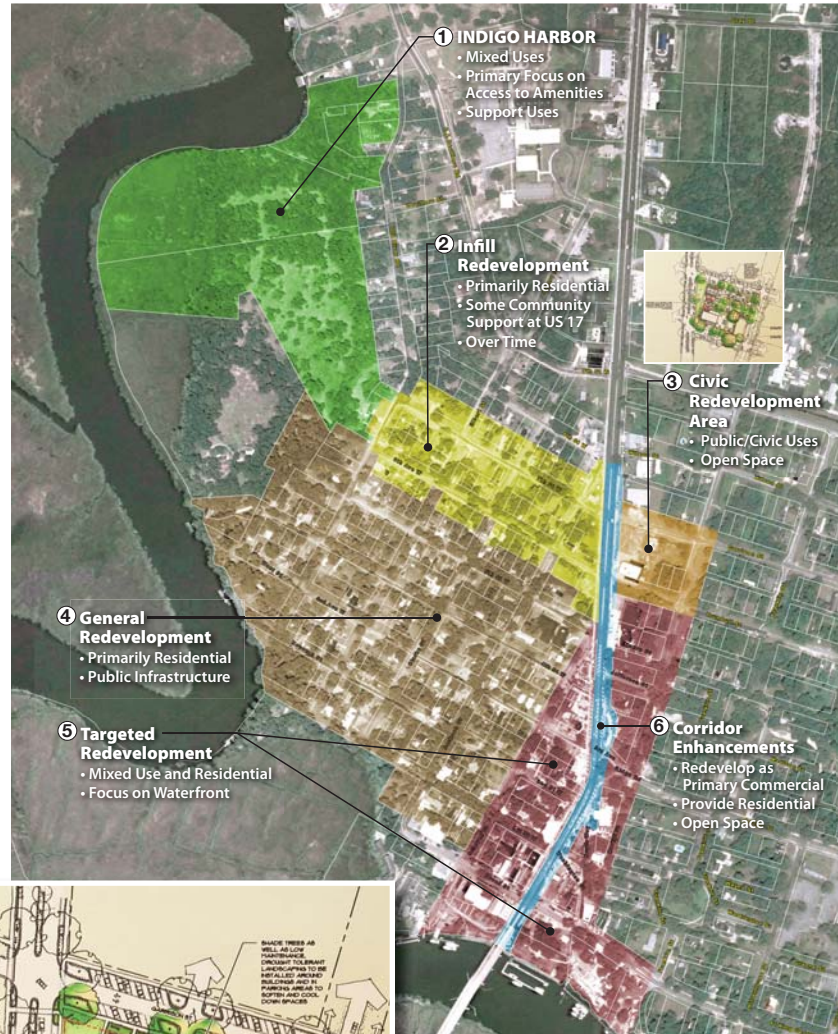


Summary of Findings

The design team convened after the question and answer session to create a series of “key words” to summarize the findings of the day. The intent of this brainstorming session was not only to develop a presentation to be held at City Hall but also to articulate the topics to be calibrated into the conceptual plan. Those “key words” are:

- Connectivity
- Pedestrian Access\Transit
- Neighborhood Retail and Services
- Social Interaction
- Dwelling Types
- Healthy Living
- Environmental and Sustainable Solutions

Town Precinct



Town Precinct
Redevelopment Map



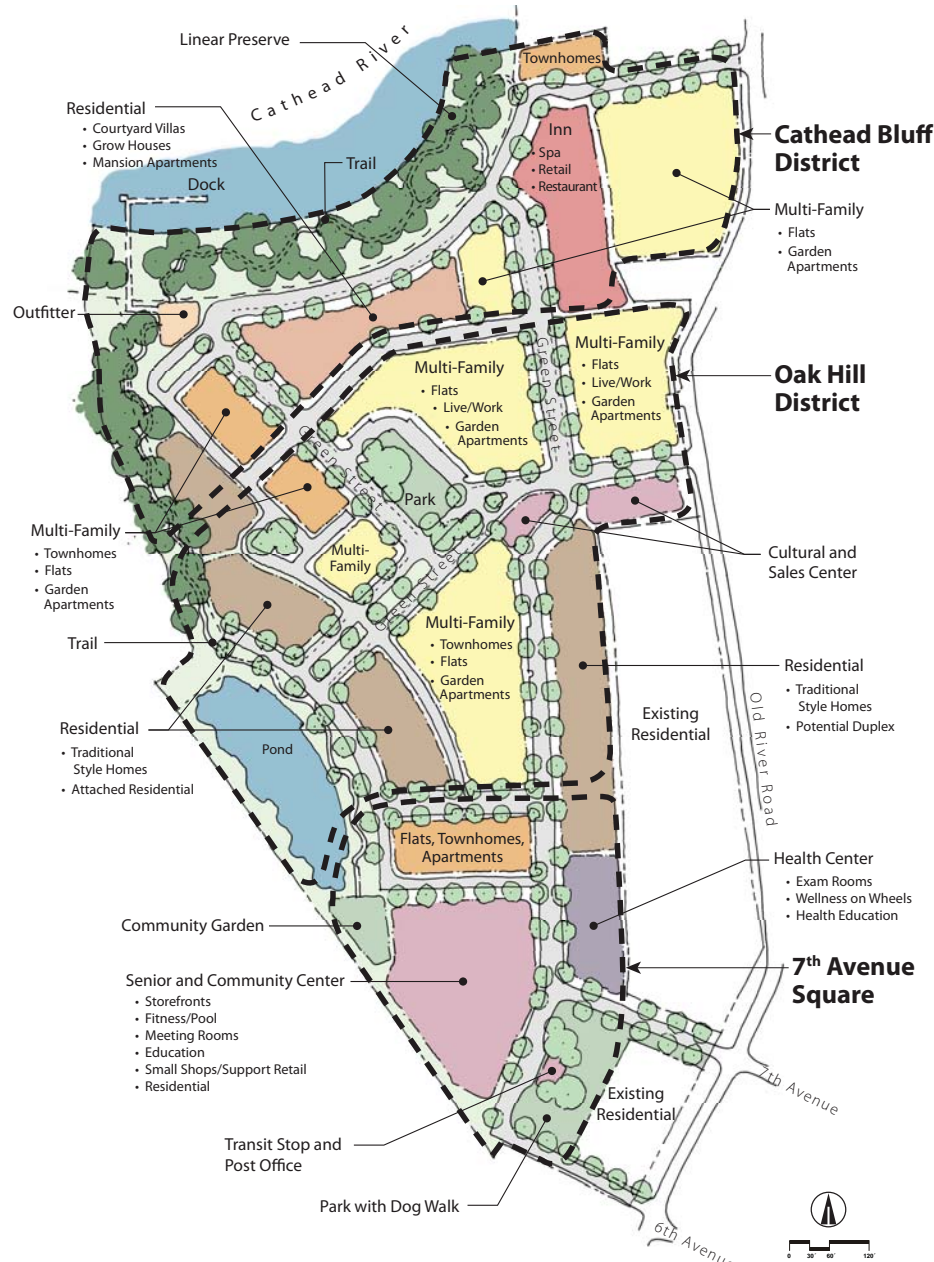
Proposed Darien
Municipal Complex

Furnished by the City of Darien

As mentioned in the Initial Findings (page 8) portion of this report Indigo Harbor is fundamentally connected to Darien. Based on this premise, the design team worked with the Charrette participants to create a rough framework for Town Precinct redevelopment in the context of a Lifelong Community by integrating Passages, Patterns, Preservation and Places. This effort culminated in a rough schematic of potential opportunities and outcomes for redevelopment in Town Precinct areas.

- ① **Indigo Harbor Property** - The plan on the following page outlines potential programming and improvements in detail. The Indigo Harbor property is an anchor for Darien in terms of a Lifelong Community that includes housing, support commercial, amenities, open space and a potential health center
- ② **Infill Development Area** - This is an important area in terms of its location and current condition. It is the perfect location for appropriately scaled infill development. Sixth and Seventh Avenue are the primary access corridors to the Indigo Harbor Property and the connector to the future Civic Redevelopment area. Residential, neighborhood commercial, open space and health support services are among the appropriate program elements.
- ③ **Civic Redevelopment Area** - This is an area that is planned for future development and focuses on reconfiguring the old Ford Dealership on US Highway 17 into the City's municipal complex. This area is considered an anchor as well.
- ④ **General Redevelopment Area** - This zone makes up the majority of historic Darien corporate limits. It is a mixture of single family, multi-family, limited commercial and civic uses. In general, the most appropriate redevelopment scenario would be to improve what is already there by adding sidewalks, a few public parks and continue to execute the Darien Urban Redevelopment Plan (improving structures).
- ⑤ **Targeted Redevelopment Area** - This area includes the business district and waterfront in Darien. A great opportunity for redevelopment through the inclusion of mixed-use, residential and the potential for a public oriented waterfront is available in this location. Medical offices, a cultural resource center and a senior center in this location are potential catalysts for redevelopment in the context of Lifelong Communities.
- ⑥ **Corridor Enhancement** - In its current configuration US Highway 17 acts to divide the city and promotes vehicular speeds that discourage pedestrian crossings. The development of a revised road section that would include formalized on-street parking, medians, and wider walkways with furnishings and landscaping would act to improve these conditions.

Lifelong Community Development Model



It is important to understand that this plan is a representation of a potential development scenario for the Indigo Harbor property. Its sole purpose is to act as a case study for aging in place in the context of the City of Darien and as a product of the Charrette process. The basic components that informed the plan were the various proposed uses, topography, tree cover and the relationship to the Town Precinct. Of equal importance was to ensure that the development model was properly calibrated to the summary of findings: Connectivity, Pedestrian Access\Transit, Neighborhood Retail and Services, Social Interaction, Dwelling Types, Healthy Living, and Environmental and Sustainable Solutions.

The plan evolved into three districts that were characterized generally by form and use as function of setting and context: The 7th Avenue Square, Oak Hill and Cathead Bluff. Each of these are unique in terms of building disposition, setting, scale and form. However, they are tied together by a modified grid network of streets, alleys and trails. Additionally, the notion of utilizing the local patterns and architectural influences is envisioned to be used to create a seamless connection to Darien.

7th Avenue Square

This is the portion of the plan that contains the highest density and is intended to accommodate the supportive and amenity-

based uses of the model. Its location on the property is based on the level of tree cover (relatively low), its proximity to edge of the property and the potential to act as an anchor to the planned improvements in the Town Precinct (Civic Redevelopment Area). Specifically, it is characterized primarily by open space, a small covered transit stop, senior and community center, community garden, pool, fitness, neighborhood retail, residential and a small health center.

Oak Hill District

In the middle range in terms of density, this area contains the majority of the housing stock for the model. Strategically located streets, parks and improvements are aimed at maximizing preservation of live oaks as well as integrating a green street network. Various multi-family product types are integrated with single family to attract a variety of age groups as well as address varying levels of mobility and independence. This area also includes potential live-work units, and the cultural and sales center.

One interesting result of the charrette was the “porch-flats.” In the middle of the district implementing vertically oriented flats with one large lanai oriented to the street was presented as a tool to promote gathering and cross pollination of various age groups at the street. These units are located between the single family uses and must be passed by the pedestrian to interface the trail system and the 7th Avenue Square District.

Cathead Bluff District

Adjacent to the Cathead River this area has significant tree cover and thus contains the lowest density of uses. Much of the district is comprised of a large buffer area along the Cathead River that contains a linear park and preserve with a trail. This area epitomizes the “Old South” through its tree coverage and adjacency to the Cathead River.

The Cathead Bluff District includes a limited amount of multi-family, a small inn and spa, and a dock and outfitter. Also, the potential integration of grow-houses or small family compounds is deemed an appropriate use along the linear preserve. Grow-houses or family compounds are intended to facilitate architectural additions or new out-buildings to allow for the addition of family members over time.



Cultural Resource Center

The Cultural and Sales Center, illustrated in this character sketch, is intended to be an icon for the model development. In terms of replication with other Lifelong Communities, iconic architecture should apply to public oriented buildings and exemplify a region's sensitivity in embracing public space.



Porch Flats

This sketch of the three-story porch flats depicts a street view of this architectural component. Note the porch lanai in the foreground, it is intended to provide street interface with the residents. It could be scaled to include a grill/summer kitchen, rocking chairs and card tables.



7th Avenue Square

The sketch captures the essence of this district by depicting the Senior and Community Center in the form of a street front. The series of storefronts on the left of the drawing are intended to provide space for the various program elements in the Senior and Community Center (fitness, classroom, retail and office) with residential above. The areas shown in the foreground and to the right are the public park and transit station. Lastly, in the background the health center is shown.



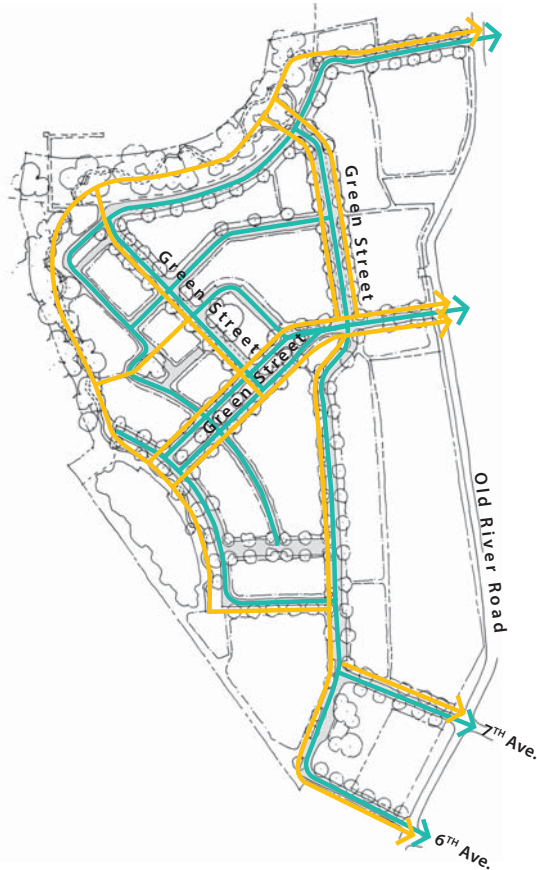
Oak Hill Park

Oak Hill Park is located in the middle of the Oak Hill District, and it includes the largest Live Oak on the property as well as the high point. The sketch depicts the park in the foreground encompassed by Live - Work units.

Calibration

As previously mentioned one of the primary objectives of the Charrette was to calibrate the *Lifelong Communities - A Regional Guide to Growth and Longevity* to the Coastal Community for All Ages Charrette. The calibration points used echoed those formed during the Charrette in Atlanta with one minor adjustment, our process yielded the addition of “Environmental and Sustainable Solutions” as a primary calibration topic. The Lifelong Communities Charrette in Atlanta included “Consideration for Existing Residents” as a formal issue, while our vetting process considered dropping that point and dispersing it among the other points. The seven agreed upon calibration points are outlined in this section along with the with method of implementation into the development model.

Connectivity



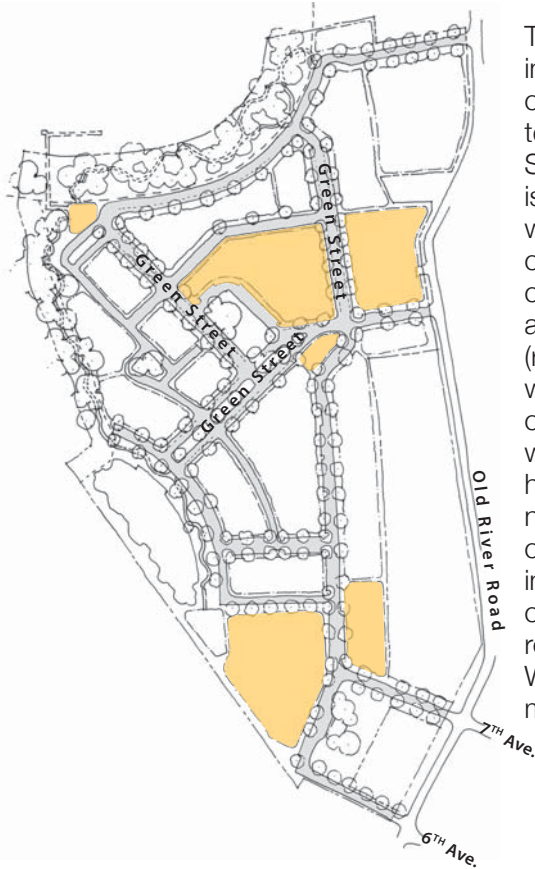
Careful consideration to pedestrian and vehicular networks are at the heart of the development model. Street sections that include sidewalks on both sides of the street, landscape areas and on-street parking act to provide for this calibration points. Every effort to connect to the existing street fabric was considered. The plan also includes an extensive trail system.

Pedestrian Access/Transit



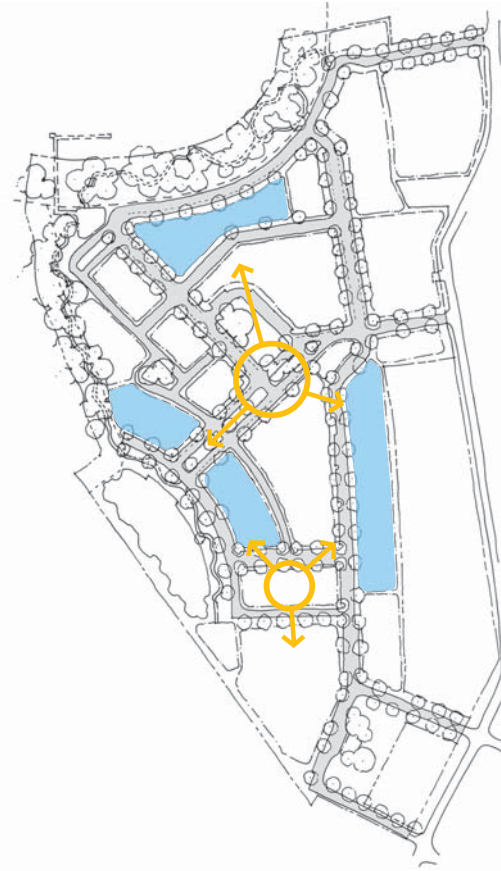
The Coastal Regional Commission currently administers a variety of transportation programs to meet the mobility needs of individuals in the coastal region. This is an “on-demand” service typically and provided through a contract service. Mass transit is not currently available in the area but may be an option through the Coastal Regional Commission and Southeast Georgia Health Systems once development occurs. The development model includes strong pedestrian connections to the City of Darien (Town Precinct) and includes two transit stops.

Neighborhood Retail and Services



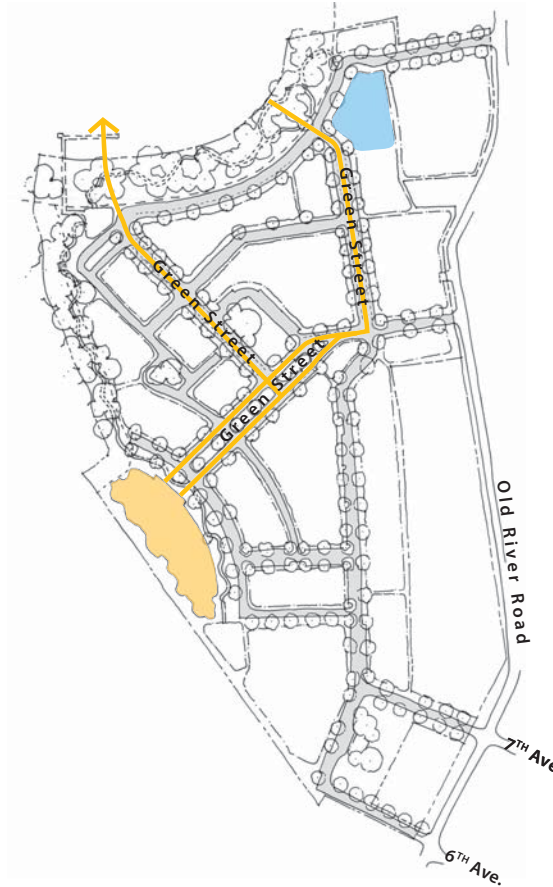
The development model includes neighborhood commercial at the terminus of Sixth and Seventh Avenue. It is envisioned that this would take the form of a typical senior or community center in a “storefront” setting (residential above). Live-work units and a cultural center is proposed as well. Lastly, a small health center is proposed near the neighborhood commercial area that includes exam rooms, offices, health education room and space for the Wellness on Wheels mobile unit.

Social Interaction



As a key component to a Lifelong Community, the model promotes social interaction through diversity of dwelling types, targeted location of amenities, support elements and community-based programming in a complete walkable setting. Careful thought is given to architectural components to promote interaction as well through the use of porches, park-space and plazas.

Environmental and Sustainable Solutions



The basis for the development model are the existing conditions such as tree cover, topography and the historic resources on the property. The utilization of park space to preserve trees, strategic location of green streets to convey and treat stormwater and the development of a cultural center intended to display local historical information are a few of the methods the model is calibrated to this topic.

Regional Planning Considerations

The process was intended to develop a model for replication throughout Georgia's Coastal Region. It must further be utilized to develop performance standards for *The Regional Plan for Coastal Georgia*. Through the process of this Charrette, the efforts of the design team and the guidance of the Coastal Regional Commission the following guiding principles and seven basic tenets for a lifelong community were developed:

1. Seven basic tenets of a lifelong community
 - a. **Connectivity** - the physical connection of streets, pedestrian networks and public spaces that promote ease of access, direct coexistence with the existing urban fabric and barrier free mobility for all.
 - b. **Pedestrian access and transit**- focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility, includes pedestrian forms of mobility as a primary method of transportation when compared to conventional vehicular modes.
 - c. **Neighborhood retail and services**- proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs are among the methods to meet this tenet.
 - d. **Social interaction** - social interaction with a range of the population. Pedestrian accessible streets and dwellings, a diversity of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.
 - e. **Dwelling types** - a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are characteristics of providing for dwelling types.
 - f. **Healthy living** - accessibility to fitness, education, cultural and health maintenance programming elements are vital.
 - g. **Environmental and sustainable solutions** - the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources, promotion of sustainable construction techniques, innovative methods of power generation and integrated food production.
2. Lifelong Communities are places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
3. Complete communities are essential. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, and also provide for a greater civic good by including elements that are beneficial to the environment, sensitive to the broad population and embrace economic\financially feasible regimes.
4. Harness the talent and experience of older adults
5. Promote development patterns and design features to meet the needs of seniors.
6. Regions and localities will develop regulatory frameworks to determine "age readiness" and promote implementation of projects sensitive to an aged population.

Footnotes

¹ Jingle Davis, "Coastal Construction: It's No Longer Just the Seashore Islands that Attract Development: Growth Moves Inland," Atlanta Journal-Constitution, August 28, 2000.

² Bouvier, Leon & McCloe, Sharon, NPG Special Report, "Georgia's Dilemma: The Unintended Consequences of Population Growth," May 7, 2010.

³ "Georgia for a Lifetime: Preparing for Georgia's Future," Georgia Council on Aging, December 2009.

⁴ Georgia for a Lifetime, *ibid.*, p. 3.

⁵ Georgia for a Lifetime, *ibid.*, p. 3.

⁶ Georgia for a Lifetime, *ibid.*, p. 4-5.